

DOUGLAS COUNTY, NV **2023-999090**
RPTT:\$17507.10 Rec:\$40.00
\$17,547.10 Pgs=4 **08/01/2023 12:34 PM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

APN: 1320-33-310-001
R.P.T.T.: \$17,507.10
Escrow No.: 23035337-SA
When Recorded Return To:
The Rodney Family Trust
P.O. Box 1911
Zephyr Cove, NV 89448

Mail Tax Statements to:
The Rodney Family Trust
P.O. Box 1911
Zephyr Cove, NV 89448

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

This document is being executed in counterpart

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Gilman Ave, LLC, a Nevada Limited Liability Company

do(es) hereby Grant, Bargain, Sell and Convey to

Leigh Rodney and Clare F. Rodney, Co-Trustees of The Rodney Family Trust Agreement as restated February 22, 2023

all that real property situated in the Town of Gardnerville, County of Douglas, State of Nevada, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 31 day of July, 2023.

Gilman Ave, LLC

BY: [Signature]
Ryan Dustin

BY: _____
Matthew J. Carter



STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 31 day of July, 2023 by Ryan Dustin, as Manager of Gilman Ave, LLC, a Nevada Limited Liability Company.

[Signature]
Notary Public

This instrument was acknowledged before me on this _____ day of _____, 20__, by Matthew J. Carter, as Manager of Gilman Ave, LLC, a Nevada Limited Liability Company.

Notary Public

Dated this 31 day of July, 2023.

Gilman Ave, LLC

BY: Ryan Dustin

BY: Matthew J. Carter
Matthew J. Carter

STATE OF NEVADA

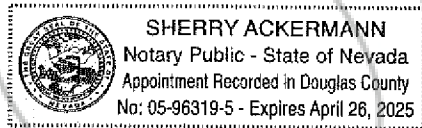
COUNTY OF Douglas

This instrument was acknowledged before me on this _____ day of _____, 20____, by Ryan Dustin, as Manager of Gilman Ave, LLC, a Nevada Limited Liability Company.

Notary Public

This instrument was acknowledged before me on this 31 day of July, 2023, by Matthew J. Carter, as Manager of Gilman Ave, LLC, a Nevada Limited Liability Company.

Sherry Ackermann
Notary Public

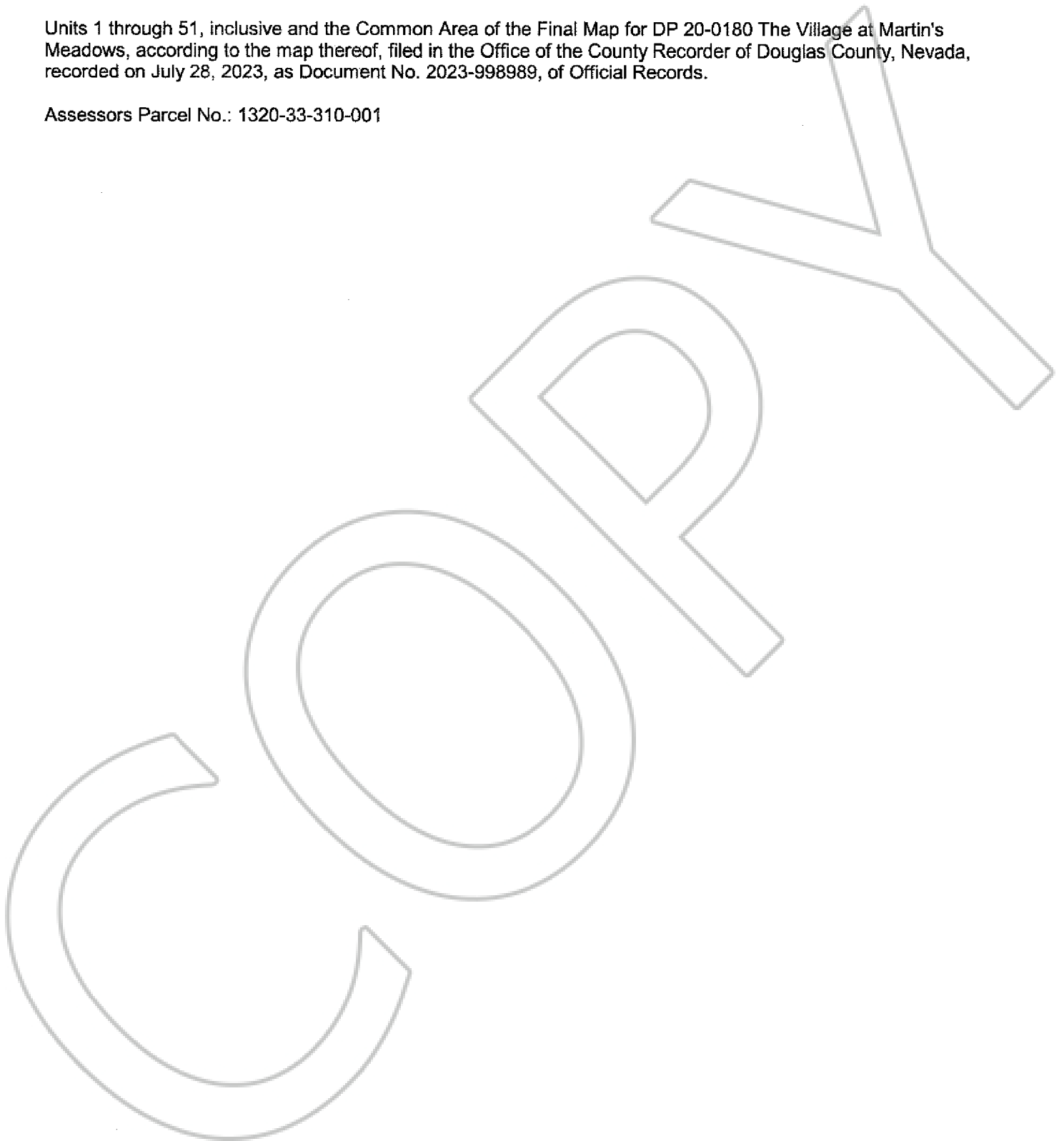


File No.: 23035337-SA

EXHIBIT A

Units 1 through 51, inclusive and the Common Area of the Final Map for DP 20-0180 The Village at Martin's Meadows, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on July 28, 2023, as Document No. 2023-998989, of Official Records.

Assessors Parcel No.: 1320-33-310-001



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-33-310-001
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | |
|--|---|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Sgl. Fam. Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other: _____ | |

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

- | | |
|---|-----------------------|
| 3. a. Total Value/Sale Price of Property: | <u>\$4,488,795.00</u> |
| b. Deed in Lieu of Foreclosure Only (value of property) | <u>(\$0.00)</u> |
| c. Transfer Tax Value: | <u>\$4,488,795.00</u> |
| d. Real Property Transfer Tax Due: | <u>\$17,507.10</u> |

4. **IF EXEMPTION CLAIMED:**
- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____
5. Partial Interest: Percentage Being Transferred: 100.00%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: GA Capacity: _____ Grantor ESCROW

Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Gilman Ave, LLC</u>	Print Name: <u>Leigh Rodney and Clare F. Rodney, Co-Trustees of The Rodney Family Trust Agreement as restated February 22, 2023</u>
Address: <u>1571 Putter Lane</u>	Address: <u>P.O. Box 1911</u>
City: <u>Gardnerville</u>	City: <u>Zephyr Cove</u>
State: <u>NV</u> Zip: <u>89410</u>	State: <u>Nevada</u> Zip: <u>89448</u>

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: First Centennial Title Company of Nevada Esc. #: 23035337-SA

Address: 1362 Hwy 395, Ste 114

City: Gardnerville State: NV Zip: 89410